

2 August, 2021

LLANELLI RURAL COUNCIL

Minute Nos: 157 - 163

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli and via remote attendance on Monday, 2 August, 2021, at 4.45 p.m.

Present: Cllr. H. J. Evans (Chairman)

Cllrs.

F. Akhtar	T. Devichand
S. M. Caiach	T. M. Donoghue
M. V. Davies	T. J. Jones
A. J. Rogers	

Absent: J. S. Randall

157. CHAIRMAN'S ANNOUNCEMENT

The Chairman welcomed Cllr Alex Evans to the meeting. Cllr. Evans was attending his first meeting as an observer, following his recent co-option on to the council.

158. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. S. K. Nurse.

159. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**160. PLANNING APPLICATIONS
TOWN AND COUNTRY GENERAL
DEVELOPMENT PROCEDURE ORDER 1995**

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

2 August, 2021

Application No.	Location	Development
PL/02156	Dr H Lewis Dros y Mor 3 Penllech Pwll	First floor rear extension, replacement of ancillary residential outbuilding and associated development thereto.

Recommendation – no objection provided:

1. The extension was subordinate and compatible to the size, type and character of the existing dwelling and did not result in over development of the site.
2. The external appearance of the proposed extension in terms of its scale and design was subordinate to the existing dwelling.
3. The design of the extension was not regarded as an incongruous form of development and had no detrimental impact on the original character of the dwelling.
4. Surface water from any increase in the roof area of the building including any permeable surfaces on the site should not be permitted to enter the public sewerage system.

PL/02246	Mr & Mrs D Blake 36 Dan y Lan Llanelli	Proposed part ground floor and first floor side extension.
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Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

PL/02322	Mr D Jones Land adjacent to 37 Heol Llanelli Pontyates	Variation on Condition No. 2 S/37468 (extension of time).
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Recommendation – no objection.

PL/02328	Mrs K Pugh 40 Hill Top Llanelli	Variation on Condition No. 2 PL/00338 (approved plans).
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Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

161. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(WALES) (AMENDMENT) ORDER 2016 ('THE ORDER') - CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

In accordance with Articles 2C and 2D of the Town and Country Planning (Development Management Procedure)(Wales) (Amendment) Order 2016 ("the order") members received pre-application consultation documents from JCR Planning outlining proposals for an additional touring caravan site (86 no. units) on land at Gateway Resort, Bynea, Llanelli, Carmarthenshire.

2 August, 2021

Following discussion, it was

RESOLVED that members’ initial views and observations be forwarded to the applicant’s planning agent and to await the submission of the formal planning application before commenting more fully on the proposal.

162. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 62D AND SECTION 62F – THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (WALES) REGULATIONS 2016 – LAND AT BLAENHIRAETH FARM, LLANGENNECH, LLANELLI

Further to Minute No. 157, (21 April, 2021, refers) and in accordance with Section 62D and Section 62F – the Developments of National Significance (Wales) Regulations 2016, members considered correspondence received from Welsh Government informing that it had granted planning permission (subject to conditions) for the solar farm proposal (DNS/3213164) on land at Blaenhiraeth Farm, Llangennech, Llanelli. Welsh Government had also granted permission for the secondary application for listed building consent (subject to conditions) for ancillary works to Cilddewi Bridge.

Following discussion, it was

RESOLVED that the information be noted.

163. TOWN AND COUNTRY PLANNING ACT (1990) – APPEAL DECISION – APP/M6825/D/21/3274948 – PL/01448 – 7 LLYS WESTFA, LLANELLI

Members considered correspondence from the Planning Inspectorate in respect of an appeal decision in regard to Carmarthenshire County Council’s refusal to grant planning permission for a two storey front extension and single storey first floor side extension to the corner end of the above property to provide for a garage, new entrance, study and en-suite bathroom. The appeal had been allowed.

RESOLVED that the information be noted.

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The Meeting concluded at 5.06 p.m.

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The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 14 September, 2021, adopted by the Council.